

Approved: March 12, 2018
Board of Selectmen Meeting: February 26, 2018
Present: Gibbs, Freiman, Sullivan Woods, Morgan
Also Present: Robinson, Jop
Minutes Approved: None

Warrants approved: 2018-033 in the amount of \$4,159,881.38

Meeting Documents:

1. Agenda
2. BOS Calendar
3. Agenda Background Memo
4. Recommendation from Chief of Police for Mark Carrasquillo
5. Resume of Mark Carrasquillo
6. Recommendation from Chief of Police for Scott Showstead
7. Resume of Scott Showstead
8. Roche Brothers request to change manager of record
9. ABCC form for Roche Brothers
10. Power Point Presentation of Pete Jones
11. Electronic Voting Survey from Pete Jones
12. Background email correspondence regarding electronic voting
13. FY2019 Budget Request
14. Memo from Meghan Jop regarding units at 978 Worcester Street
15. Town-Wide Financial Plan
16. Special Town Meeting checklist
17. Application for one-day license from Citizens Bank
18. Email regarding a donation from the Wellesley High School Cross Country Team
19. Memo from FMD – TPC sewer line issues
20. Animal Control Report – January 2018
21. Letter from Louise Areano – Complaint re: 7 Sunnyside Avenue

1. Call to Order and Citizen Speak

Ms. Gibbs, Chair, called the Board of Selectmen meeting to order at 7:00 PM. Ms. Gibbs made several announcements. First, that the League of Women Voters is having a “Meet Up” at the Hills Branch Library on March 10th, and also holding Candidates Night on March 1st. Also that they will have two informational meetings about the Annual Town Meeting, which will be held at the Police Station on March 22nd and 25th.

Citizen’s Speak

None.

2. Police Department Appointments

Chief Pilecki reviewed the process for hiring and promotion including the exam, assessment, and interview process. Chief Pilecki reviewed the education and professional accomplishments of both candidates. Both candidates were asked to make statements with respect to their interest in the new

positions. All members of the Board posed questions to the candidates related to the positions to which they are being promoted.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to promote Sergeant Scott Showstead to Lieutenant.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to promote Officer Mark Carrasquillo to Sergeant.

3. Discuss Request from Roche Brothers for Change of Manager of Record from Sean Connor to Stephen Hohmann.

Mr. Sperber, counsel for Roche Brothers, reviewed the process of manager rotations within its stores. Mr. Hohmann reviewed his background with the Roche Brothers organization. There were no questions or comments from the Board.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to change the Manager of Record for Roche Brothers Supermarkets from Sean Connor to Stephen Hohmann.

4. Presentation by Pete Jones – ATM Article 37 Citizen Petition

Mr. Jones introduced himself and his background in technology. Mr. Jones presented his PowerPoint presentation related to the use of electronic voting machines/technology for Town Meetings. Mr. Jones detailed the use of the technology and described the options for leasing or purchasing the equipment. He also noted that the technology offers detailed accuracy versus other methods of counting votes. Mr. Jones provided to the Board a supplementary document: Electronic Voting Survey of other Massachusetts towns that use electronic voting technology. The document references the vendor, format, and whether or not the machinery is purchased or leased. The document further offered comments from town clerks and/or moderators regarding their experience with electronic voting. Mr. Jones had been made aware that the Towns General Bylaws will need to be updated before electronic voting could be implemented and he amended his motion from requesting the Board vote on the approval of \$15,000 per year for the installation and operation of electronic voting to a motion for the formation of a committee to study the implementation and use of electronic voting at town meetings.

The board asked several questions of Mr. Jones. Ms. Gibbs asked approximately how often the equipment technology will change and how that would relate to purchasing versus leasing equipment. Mr. Jones explained that technology can change often and that would be a benefit to leasing. Mr. Jones stated that vendors appear to be flexible in the length of leases they offer. Ms. Gibbs asked about further electronic voting research that had been done by prior moderators. Mr. Jones had not been in contact with the previous moderator. Mr. Morgan is supportive of moving to electronic voting and stated he believes Town Meeting members would benefit from the technology and the transparency the technology would provide. Mr. Morgan asked for clarification on the motion; for funding or for bylaw changes and a committee. Mr. Jones informed the Board he has changed his motion to no longer requesting funds but instead to focus on bylaws and the formation of a committee to review technology. Mr. Ulfelder stated he believes town meeting members will benefit from the use of electronic voting, providing better discipline and accuracy. Ms. Sullivan Woods expressed concerns that some members will be reluctant to use the technology and requested they be engaged regarding the use and type of technology. Mr. Jones stated that the technology allows for a time limit for a member to change their vote; at the end of the time (30 seconds) the final vote is registered. Mr. Jones stated he has found that vendors provide a wide range of technology. Mr. Jones informed the Board that the machinery can be adjusted if a motion is amended. Mr.

Jones confirmed that the votes cannot be seen until the vote is finalized. All members are in support of the motion.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to support a motion under article 37 regarding a citizen's petition to form a committee to study electronic voting at town meetings.

5. Discuss Status of FY19 Budget & Health Insurance Budget

Ms. Robinson provided updates regarding the FY19 budget. Ms. Robinson attended the final negotiating session between the Town and the unions and an agreement was reached regarding health insurance. The current budget was updated to reflect the new health insurance information. The unions have agreed to two types of deductible plans that will provide employees with more choices. This agreement will be more cost effective for the town as premiums will be changing going forward for FY19 and the responsibility of the Town will become incrementally smaller over the next few fiscal years.

Ms. Robinson informed the Board that the updated budget includes funding for a new position for FMD. Ms. Robinson explained the new position will be dedicated to the two elementary school projects that will significantly increase the FMD workload. Mr. Morgan agreed that FMD is in need of additional personnel given the current workload and future projects. Ms. Freiman sought clarification that FMD's workload would continue at a level that would fully engage a new FTE for the next several years, and Ms. Robinson indicated that it would.

Ms. Robinson explained that the current draft of the budget does not include \$10,000 for the Board of Health to return mental health services to an FY17 level, but does provide for the requested funding for the Board of Health Environmental Health per diem hours. It does not include the request the BOH made for per diem Social Worker hours. Ms. Sullivan Woods expressed that she doesn't think a cut to mental health funding should occur. Ms. Freiman concurred that she is supportive of keeping the \$10,000 in the Board of Health budget. Ms. Gibbs is prepared to balance the budget given minor adjustment to revenues. Mr. Morgan asked to have a full and frank discussion with the Board of Health early in the FY20 budget process on organizing objectives of the Board of Health and the Board of Selectman; with that, he supported adding the funding back to the budget. Mr. Ulfelder agreed with Mr. Morgan that a discussion needs to take place about how services are provided. All Board members showed support for building the funds back into the budget. Mr. Tarlin and Ms. Simon from the Board of Health expressed their thanks to the Board for recognizing the need for the \$10,000 to be added to their budget.

Upon a motion by Ms. Freiman seconded by Mr. Morgan, the Board voted (5-0) to approve the FY19 budget as amended to include an additional \$10,000 for the Board of Health for mental health services.

6. WHDC – Increase Affordable Units at 978 Worcester Street

Ms. Jop provided background information of the proposed units at the property. The Town has been looking at the subsidized housing inventory closely as it works to reach the 10% threshold. Subsequent review of the inventory noted that 978 Worcester Street would be unique as it is a 36-unit rental housing development site that currently has only seven units counting as affordable housing. The 7 units are included based on zoning; which mandates only 20% of the total number of units have to be affordable. If the property had 25% of its total units as affordable, all 36 units could be counted as affordable housing. The Wellesley Housing Development Corp., approached the owners to "buy down" the cost of two additional units on the property. This buy-down would be achieved by the Town paying the difference in

rent between affordable units and market units for a period of 30 years, compensating the owners for reducing the current rental level in perpetuity. Mr. Kenney of WHDC further explained the purchase of the additional two units will allow the Town to count all 36 units on the property as affordable housing; an addition of 29 units to the Town's subsidized housing inventory. Mr. Kenney explained how the purchase offer was approached and finalized with the property owner. WHDC is requesting \$650,000 of CPC funds for the cost of purchasing the units; \$640,000 for the purchase and \$10,000 for attorney fees and closing costs. The Board expressed support for the proposal.

Upon a motion by Ms. Freiman seconded by Mr. Morgan, the Board voted (5-0) to approve allowing Wellesley Housing Development Corp., to expend \$650,000; \$640,000 sale price and \$10,000 for closing costs and legal fees; of CPC funds appropriated to the Wellesley Housing Development Corporation for affordable housing purposes to buy down 2 market rate 2-bedroom rental units at 978 Worcester Street from Wellesley Place LLC, and to designate those units as affordable units in perpetuity. Said authorization is subject to Town Counsel review and approval of all documents necessary to place all 36 units located at 978 Worcester Street on the Town's Subsidized housing inventory.

7. Approve Final Town-wide Financial Plan

Ms. Robinson reviewed changes and updates to the current draft. Mr. Morgan noted there hadn't been a discussion about the capital plan adjustments. Mr. Morgan asked about the growth assumptions that had not been changed. Mr. Morgan would like to see a sentence or two added to the "looking ahead" section that the Board will go through the process to both shape FY 20 operating/capital budget to reflect emerging priorities to achieve a balanced budget. Mr. Ulfelder requested that the language regarding the need for an override in the next two years be strengthened from the word "tempered". All members agreed on changes to language to reflect their position of avoiding overrides.

Upon motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the Town-wide Financial Plan as amended with updates from this meeting.

8. Open a Warrant for a Special Town meeting

Ms. Jop reviewed the need for a Special Town Meeting in order for the town to move forward with the potential acquisition of 818-826 Worcester Street. The closing date for the warrant will be set at Friday, March 2nd. Special Town Meeting will be held April 9, 2018.

Upon a motion by MS. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to call a Special Town Meeting and set the following dates:

- Open the Warrant – February 26, 2018
- Close the Warrant – Friday, March 2, 2018, 5:00pm
- Motions due to the Selectmen's Office – Friday, March 23, 2018, 5:00pm
- Start of Annual Town Meeting – Monday, April 9, 2018, 7:00 pm, at the Wellesley Middle School

9. Executive Director's Update

Ms. Robinson reviewed the one-day license information for Citizens Bank as well as the gift received from the Wellesley High School cross country team for the installation of a bench.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve a one-day license to Citizen's Bank on March 7th, 2018 at the Bank's branch at 390 Washington Street to hold a reception for the Julie Fund.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to accept a gift of \$1,290 from the Wellesley High School 2017 Cross Country Team for the installation of a bench on the path between Rice Street and the practice football field.

10. New Business and Correspondence

Mr. Ulfelder and Ms. Jop discussed by-laws that existed with respect to a complaint received regarding a boat at a personal residence.

Meeting was adjourned at 9:13 p.m.